

FOR LEASE

Albany Exchange

1218 N. Westover Blvd. | Albany, GA



Overview

LEASE RATE Contact Broker

AVAILABLE SF 1,400 - 15,000 SF



Contact

STEVE GUNNING

404.231.1173 | steve.gunning@srsre.com

BRICE POLITO

404.231.9631 | brice.polito@srsre.com

Description

- Highly visible three tenant strip center across from Home Depot, Ashley Homestore, and Michael's. Nearby retailers include Sam's Club, Lowe's, and the Albany Mall (Belk, JC Penney, Dillard's, and Old Navy).
- Space can be subdivided or combined to fit tenant's needs.
- Can redevelop an end-cap as an out parcel for ground lease or purchase.
- Strip Center conveniently located off Liberty Expressway, the main route of travel through Albany.

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$40,423	\$47,307	\$42,975
Average HH Income	\$56,019	\$71,335	\$65,376
Households	2,506	15,395	27,099
Daytime Population	9,940	39,157	78,862

Year: 2018 | Source: ESRI

Traffic Counts

N Westover Blvd	19,000 VPD
Nottingham Way	9,700 VPD

Year: 2017 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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SITE:
Albany
Exchange

Hunters Mill
TJ-maxx
SHOE STATION
THE SOUTH'S LARGEST SHOE STORES

Cross Station
ROSS DRESS FOR LESS
BEALLS
HARVEYS
JOANN
fabric and craft stores

PHOEBE PUTNEY
HEALTH SYSTEM

Westover Commons
CHIPOTLE **AspenDental**
sleep number **FIVE GUYS**

Albany Crossroads
Walmart **CATHERINES**
SUPERCENTER **DOLLAR TREE**
HIBBETT SPORTS **it'sfashionmetro**

Albany Square
Publix **HOBBY LOBBY**
Party City
PET SMART

Liberty Center
KOHL'S
AMC **Mellow Mushroom**
THEATRES pizza burgers

Albany Mall



SITE

Village Apartments

**SAN JOE'S
CANTINA GRILL**

**golden
corral**
Buffet & Grill



**GUANG ZHOU
CHINESE**

LOWE'S
Home Improvement Warehouse

9,700 AADT '17

N Westover Blvd

19,000 AADT '17

Nottingham Way

Ashley
HOMESTORE

Michaels

**THE
HOME
DEPOT**

**Sam's
CLUB**

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SAMS CLUB

HOME DEPOT

MICHAELS

ASHLEY HOMESTORE

Proposed Traffic Signal

WESTOVER BLVD.

NOTTINGHAM WAY

LOWE'S

Guang Zhou Chinese

7,000 SF

1,400 SF

8,000 SF

golden corral

San Joe's Cantina Grill

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	1 mile	3 miles	5 miles
Population			
2018 Population	5,311	35,798	67,135
2000 Population	4,370	31,821	62,718
2010 Population	5,423	35,688	67,757
2023 Population	5,171	35,280	66,051
2000-2010 Annual Rate	2.18%	1.15%	0.78%
2010-2018 Population: Annual Growth Rate	-0.25%	0.04%	-0.11%
2018-2023 Population: Annual Growth Rate	-0.53%	-0.29%	-0.33%
2018 Median Age	34.9	37.2	36.4
Households			
2000 Households	2,079	13,607	24,714
2010 Households	2,572	15,415	27,423
2018 Total Households	2,506	15,395	27,099
2023 Total Households	2,436	15,131	26,589
2000-2010 Annual Rate	2.15%	1.26%	1.05%
2010-2018 Households: Annual Growth Rate	-0.31%	-0.02%	-0.14%
2018-2023 Households: Annual Growth Rate	-0.57%	-0.35%	-0.38%
2018 Average Household Size	2.12	2.30	2.43
Housing Units			
2018 Total Housing Units	2,787	16,881	30,492
2018 Owner Occupied Housing Units	991	7,794	13,376
2018 Renter Occupied Housing Units	1,515	7,601	13,723
2018 Vacant Housing Units	281	1,486	3,393
Race and Ethnicity			
2018 White Alone	42.0%	50.1%	39.9%
2018 Black Alone	50.4%	44.2%	55.6%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	2.1%	2.3%	1.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	5.8%	3.3%	2.6%
Income			
2018 Median Household Income	\$40,423	\$47,307	\$42,975
2018 Average Household Income	\$56,019	\$71,335	\$65,376
Per Capita Income	\$26,261	\$30,875	\$26,809
2018 Population 25+ by Educational Attainment			
Total	3,616	24,489	44,629
High School Graduate	25.4%	20.5%	20.6%
GED/Alternative Credential	3.7%	4.2%	4.3%
Some College, No Degree	31.1%	24.6%	25.0%
Associate Degree	6.3%	9.9%	9.4%
Bachelor's Degree	11.2%	19.4%	15.9%
Graduate/Professional Degree	14.3%	13.3%	11.9%
Data for all businesses in area			
Total Businesses:	633	1,926	3,407
Total Employees:	7,330	21,742	41,376
Total Residential Population:	5,311	35,798	67,135
Employee/Residential Population Ratio:	1.38:1	0.61:1	0.62:1
2018 Total Daytime Population	9,940	39,157	78,862
Workers	7,304	20,995	41,746
Residents	2,636	18,162	37,116